

# BROWNFIELDS NEW HAMPSHIRE Success Stories

[www.des.nh.gov/BrownfieldsNH](http://www.des.nh.gov/BrownfieldsNH)



## Former Whitney Screw Property, Nashua

### *Success in Brownfields Assessment Grant and Revolving Loan Fund Programs*

#### Overview

The cooperation and commitment of several parties resulted in the successful redevelopment of the former Whitney Screw property, a previously heavily contaminated industrial site in Nashua. The partners included the United States Environmental Protection Agency (EPA), the City of Nashua, the N. H. Department of Environmental Services (DES) and developers Smith Jackson, LLC. This partnership resulted in approximately \$2 million of leveraged private investments by the developers. This project also resulted in the first loan agreement under the DES Brownfields Cleanup Revolving Loan Fund (BCRLF) program, which was signed on January 17, 2002 by developers Peter Smith and Dean Jackson, of Smith Jackson, LLC. This \$189,000 loan assisted with cleanup costs associated with the site. The redevelopment has provided expanded facilities for Goodale's Bike Shop, New England's largest bike shop and several other retail tenants.

#### At A Glance:

**Site Location:** Downtown Nashua

**Site Profile:** 5.4-acre former industrial site dating from the early 1900s

**Brownfields Financial Assistance:**

\$189, 000 DES BCRLF Grant

\$200,000 Brownfields Assessment Grant

\$200,000 DES Petroleum Reimbursement Funds

\$20,000 DES UST fields Pilot Grant

**Brownfields Covenant Program:**

Covenant issued 2002

#### History

The 5.4-acre former Whitney Screw site, at 14A and 14B Broad Street, abuts a mix of residential properties and businesses to the north, east, and west and an active rail corridor to the south. Use of the property involved a variety of industrial activities beginning in the early 1900s. Whitney Screw manufactured screws and other fasteners using metal cutting, turning and plating operations. Environmental releases at the site included machine cutting oils, plating wastewater and solvent degreasers. The site was abandoned in 1985.

#### Environmental Assessment and Cleanup

In 1999, the city applied for and received a \$200,000 EPA Brownfields Assessment Grant to prioritize and conduct assessments of sites within the Broad Street Redevelopment Corridor, which is comprised of 95 acres. Using these funds, the city hired an environmental consultant to conduct a brownfields site investigation at Whitney Screw in 2001. The investigation revealed the presence of several sources of contamination, including lead contaminated soil, lead paint,

petroleum-soaked wood flooring, boxes and soil, potential asbestos-containing building material, heavy metal contaminated soils and an extensive area of varsol contaminated groundwater.



*Whitney Screw site prior to renovations.*

Smith Jackson, LLC purchased the option for the mortgage of the former Whitney Screw property from the Bank of New Hampshire in the fall of 2001. DES assisted Smith Jackson LLC in development of a Remedial Action Plan that addressed all site contaminants including soils, groundwater and hazardous building materials. The work was financed in part by a \$189,000 BCRLF loan. The significant contamination problem was addressed using DES Petroleum Reimbursement Funds.

### Redevelopment Project Success

Smith Jackson, LLC signed a purchase and sale agreement with Goodale's Bike Shop, New England's largest bicycle dealer, in business since 1919. It had a downtown Nashua location for the past 31 years that it had outgrown. The company successfully combined and relocated its three separate Nashua facilities to the renovated building. Its new facility has approximately 12,200 square feet of retail and showroom space, as well as expanded service and storage areas. Smith Jackson, LLC spent an additional \$2 million on improvements to renovate approximately 50,000 square feet of building space that now houses several retail tenants. This previously blighted property is now helping to revitalize Nashua by encouraging the redevelopment of other commercial properties in the Broad Street Redevelopment Corridor.



*Goodale's new store front at the former site.*

For further assistance please contact the  
Brownfields Program  
New Hampshire Department of Environmental Services  
29 Hazen Drive, Concord, New Hampshire 03301  
(603) 271-2908  
<http://www.des.nh.gov/BrownfieldsNH>